

STRATA PLAN NW 2050  
Strata Council Meeting  
Wednesday, May 27th, 2020  
Minutes

**1. PRESENT:** Gordon Farrell                      Lindsay Armstrong  
                    Carole Borthwick                      Murray Thompson  
                    Linda McLaren                      Audrey Montero

**REGRETS:**                      Cyrus Pun  
    Joanne Parkinson

Guest: SL73

**2. CALL TO ORDER:**                      6:30 pm

**3. ADOPTION OF MINUTES**

April 30, 2020 Council Meeting Minutes approved by email.

**4. COMMITTEE REPORTS**

**4.1 Social**

No reports at the moment.

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## **4.2 Grounds and Gardening**

### **4.2.1 Landscaping**

During the month of May 2020, Yamato Landscaping Inc. continued with regular mowing as well as the cleanup of flower beds. The regular cleaning and maintenance continued but with a smaller crew due to COVI19 protocol in the workplace. Flowers are scheduled to be planted this month in front of Building A for the summer season.

In order to improve visibility in the area and to avoid further damage of the parking stalls for visitors and for Building D, Council approved clearing the trees and shrubs along the island between the two parking areas. Removal of the stumps and roots was going to be time consuming and very expensive so it will be done at a later date, along with the beautification of the area.

A team from Bartlett Tree Experts was on site last week to perform the second foliage treatment to the following plants to help supress winter moth.

Cherry located at the Southeast corner of Building A, 7511  
Cherry located at the front of Building A, 7511  
Plum located at the front of Building A, 7511

## **4.3 Fire & Security – Block Watch**

Richmond Block Watch is now on Facebook

Please click on this link [www.facebook.com/richmondblockwatch](https://www.facebook.com/richmondblockwatch) and like our page to keep up with all the goings on here at Richmond Block Watch.

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#### **4.4 Maintenance**

**4.4.1** Corona is investigating a leaking pipe in Building C. Water started to show up in the south part of the parking area of Building C.

**4.4.2.** Corona continues to replace some of the whirlybirds on the roof. Whirlybirds are cylindrical domes with fins that spin in the wind to create a vacuum, sucking up warm air out of the roof cavity. Some of the whirlybirds are making noise or are not spinning which could be because they are bent or the bearings are worn out.



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- 4.4.3.** We would remind residents of NW2050 that unwanted items can be taken to the recycling depot: City of Richmond Recycling at 5555 Lynas Lane, Richmond BC V7C 1A4, Telephone number: 604-276-4010. Hours of operation Tuesday to Sunday 9 a.m. to 6:15 p.m.

Kindly note that taking the unwanted items to the recycling depot is **free of charge**, while leaving unwanted items around our Strata Property may result in a monetary fine.

- 4.4.4.** Corona investigated water leaking into the parking area in Building A from SL05. The shower valve was leaking into the wall whenever the shower was in use and also the drain overflow leaked. A new shower valve is needed and the tub drain assembly needs to be repaired.

- 4.4.5** Corona Plumbing & Heating Ltd., has scheduled work in the first-floor hallway of Building A, 7511 on **Tuesday, June 2, 2020 from 9 am until 5 pm** to repair a water leak. It requires the shutting off the cold and hot water while the repairs are being done. Kindly plan accordingly, and apologies, in advance, for the inconvenience.

- 4.4.6** An Assured Environmental Solution (Pest Control) technician was on site on May 20, 2020 in Building C 7651. The technician was able to block off one more roof entry point stopping squirrels from getting in, running back and forth and probably nesting above SL103 and SL99. SL99 reports that the noise has decreased significantly since then.

- 4.4.7** There are still raccoons around Strata NW2050. It could be that there is a food source close by or a comfortable habitat for them to live in. Please refrain from leaving food out for the rabbits such as lettuce, carrots and other vegetables as it attracts other rodents like rats and mice.

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## **4.5 Shared Facilities**

### **4.5.1 Games Room**

Council approved changing the out-of-order shuffle board table into a table where food and drinks could be placed.

### **4.5.2 Lounge**

Corona Plumbing & Heating Ltd., investigated the noise coming from the boiler room and found that the fan and safety valve needed replacement. Repairs have been completed.

### **4.5.3 Exercise Room**

### **4.5.4 Pool**

Council voted to have Imperial Paddock Pools Ltd. drain the pool so that it could be cleaned, repaired and properly measured in accordance with the City of Richmond Environmental Health Office.

For the past few weeks Imperial Paddock has been working on the pool. The pool was drained, cleaned, painted, new drains were installed and it was filled again in accordance with the City of Richmond Environmental Health Department. The pool area has been power washed and the pool chemicals tested.

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**The two new drains in the pool**

**IMPORTANT NOTICE**

**Cypress Point Residents:**

- Public pools must be approved by the Health Department prior to opening. Our pool falls under the City of Richmond's stipulation as a public pool, so we have to pass their inspections before being able to open.
- There are no other public pools opening anywhere at this time. Therefore, there is no plan to open our pool at this time. There are also no gyms open, so in general, none of our facilities will open for sometime.
- Also, our contracted cleaning company, may object to cleaning any of these type of areas for their own safety. If a facility is not being maintained and cleaned, we can not open it.

You can see that this is complex subject. The Strata Council is doing their best to keep abreast of the ongoing changes with the City of Richmond directives.

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Sincerely,  
Gordon Farrell, President - Cypress Point - Strata NW2050

#### **4.6 Bylaws**

Council would like to invite you to visit the Cypress Point website:  
<http://www3.telus.net/public/nw2050/> under Bylaws NW2050  
Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

#### **5. NEW BUSINESS**

- 5.1** Council approved having all Strata Council Meeting Minutes delivered electronically via email. We will only provide a printed copy to owners who prove they have no email or internet access. Via internet, please visit the webpage:  
[http://www3.telus.net/public/nw2050/index\\_files/Page815.htm](http://www3.telus.net/public/nw2050/index_files/Page815.htm) to read the minutes which get published on our website after minutes are distributed by email every month. The Strata Monthly Meeting Minutes get distributed every month approximately one week after the meeting takes place.
- 5.2** Insurance: On April 29, 2020, the day before our insurance renewal, Strata NW2050 was informed by Hub (our former insurance company) that they were giving us a one-month extension and that probably they were not going to be able to renew our insurance for the 2020 year. Council immediately started reaching out to other insurance companies but at the moment it does not look very promising. As well, Council has reached out to CHOA for help. They gave us leads which we are working on at the moment. We will let you know of any further developments.
- 5.3** Council approved a bike locker clean up. We will share the details soon.

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- 5.4** A window replacement took place on Tuesday, May, 5<sup>th</sup>, 2020 on the south side of Building A. Thank you to everyone for taking care while approaching or driving out of the Building A parkade.

**6. OLD BUSINESS**

**6.1 Regarding the un-remediated sections of Building B and Building C:**

We are waiting to hear from RJC about setting up plans for the next phase of the window replacement project in the un-remediated areas of Building B and C.

- 6.2** Council would like to thank all residents for moving plants and other things off their balcony railings and/or flashings and for removing other items from their balconies. Kindly check your balcony. Give it a good cleaning if it needs it which will contribute to the overall aesthetics of the building.





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**Safety and Security**

**4.17** A resident must not allow anything to rest on or hang from, parapet walls, balcony railings or flashings.

**4.19** A resident must not allow anything to be stored on, used on or seen from, any patio, balcony or roof top deck except for:

- (a) plants or plant containers**
- (b) patio furniture, not including hot tubs or inflatable pools**
- (c) one CSA-approved electric or propane barbecue, or**
- (d) from 1st December to 15th January only, seasonal lights**

The plants and plant containers allowed by bylaw 4.19(a) must not result in an added load of more than 85 lb/ft<sup>2</sup> averaged over the area under the containers, or 10 lb/ft<sup>2</sup> averaged over the entire area of a roof top deck or balcony.

Items allowed by bylaw 4.17 must not damage the surface on which they rest or are used.

The restrictions in this bylaw are to protect the building structure and the external appearance of the building.

The added load restrictions are required to avoid overloading the building structure, which under the Building Code at the time of construction, did not include allowance for added dead loads. The strata corporation has been advised that limiting soil depths in plant containers to 24" will in normal cases limit added dead loads to less than those specified in the bylaw. However, this is only a guideline, and soil depth, containers or plants must be changed if the added loads specified are found to be exceeded.

Other items prohibited for dead load or appearance reasons include: boxes, luggage, bicycles, fences, screens, garbage, laundry, flags or signs.

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Potted plants or any items of any kind cannot be sitting on balcony railings or edges as there is a danger of them falling and striking people that may be living or working below.

- 6.4** While talking to owners regarding the bylaws and the situation pertaining to balconies, many complain about the suite above the office.

## **7. CORRESPONDENCE**

### **Incoming:**

A letter from Winford Group, NW1942 Woodridge Estates requesting Council to indicate if there is an interest in the decommissioning of the hot tubs in their building.

**SL89** Complaining of a heavy smoke odor and smoke coming into their suite from a **SL78**. Although the owners are not physically smoking on their balcony, they're smoking in one of their rooms with the windows open so the smoke is still travelling upwards and into the suite above which has the same effect and therefore, fines will apply.

**SL166** Presenting renovation plans for approval.

**SL78** complaining of neighbor's noise **SL89**. Child jumping and causing discomfort to the residents.

**SL36** complaining of neighbor's noise...banging, heavy walking, singing loudly, etc.

### **Outgoing:**

**SL93** Bylaw infraction first warning reminder for items placed in the parking stall.

**SL98** Bylaw infraction fine for leaving items in the parking stall

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**SL89** A reminder from Strata about the bylaw regarding noise.

**SL53** A reminder from Strata about the noise bylaw.

**SL78** A reminder of the smoking bylaws and the inconvenience smoking causes neighbors.

## **8. FINANCIALS**

- a) Accounts Receivable as of April 30, 2020.
- b) Woodridge Shared Facility financials were received for April 30, 2020
- c) Fund overview as March 31, 2020.

	<b>March 2020</b>
Contingency Fund	377,949.87
Special Levy Fund	6,106.13
Special Carpet Levy	74,266.90
Repiping Fund	49,450.31
Exterior Building Fund	40,884.17
Future Remediation Fund	510,846.69
<b>Total Funds</b>	<b>1,059,504.07</b>
Current Year Surplus	<u>15,641.05</u>
CRF Total	1,075,145.12

**9. MEETING ADJOURNED:** 8:00 pm

**10. NEXT MEETING:** June 24, 2020

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